

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (MOA) is between the City of Bethel (City) and the St. Sophia Russian Orthodox Church of Bethel (Church) limited to the exchange of property between the two entities.

WHEREAS the Church is desirous of building a new building and a parsonage suitable for the congregation and those who have been given stewardship for this congregation; and,

WHEREAS the City and the Church have identified a parcel of property which meets the needs of the Church (parcel A) and said property does not have immediate or long range uses identified by the City; and,

WHEREAS the City Council of the City is considering an ordinance which would facilitate the exchange of property which the Church owns (parcel B) for property which the City owns, parcel A; and,

WHEREAS this agreement would identify various aspects of the proposed exchange not included in the ordinance and subject to negotiation.

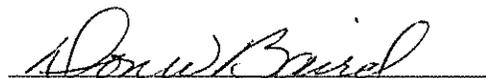
NOW THEREFORE the following components of this agreement have been reached by mutual agreement between the parties of this agreement.

1. The Church agrees to secure a full street easement of 60 feet to parcel B from an existing public right-of-way.
2. The Church agrees to accept the liability of the existing bridge to parcel B until such time the bridge is removed and replaced by a transportation system across the slough acceptable to the City.
3. The Church agrees to remove the existing building on parcel B and restore the site of the existing building by removal of all material and debris associated with the building.
4. Future burials on parcel B shall be limited to members of the Church and to those whose deceased members of their immediate family are currently buried on parcel B.
5. Any monuments or identifying an historical designation of the Church site shall be designed, constructed, placed and maintained by the Church.
6. The City agrees that parcel A shall be a subdivided lot which is zoned to permit the construction of a church and the associated uses to a church as a conditional use.

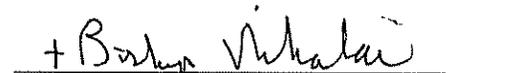
7. The City agrees to pay the cost of the survey and associated plating as required for planning commission approval and a required appraisal for parcel (A).

This agreement has been reached by the representatives of the parties identified and signed this 4th day of December, 2005.

By:



Don W. Baird
City Manager
City of Bethel



His Grace, the Right Reverend Nikolai
Bishop, Sitka, Anchorage, and Alaska
Russian Orthodox Church